

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, August 13, 2026

The Board of Directors (the "Board") of Hays County Development District No. 1 (the "District") met in regular session, open to the public, at 8:30 a.m. on Thursday, August 13, 2026, at the office of Carlson, Brigrance & Doering, Inc., 5701 West William Cannon, Austin, Texas 78749, whereupon the roll was called of the members of the Board to-wit:

Billy Foulds	President
Trey Novosad	Vice President
George Baker	Secretary
Kasey Studdard	Assistant Secretary
John Bolt Harris	Assistant Secretary

All members of the Board were present except Directors Harris and Novosad, thus constituting a quorum. Also in attendance in person were: Justin Taack of Bott & Douthitt, PLLC ("Bookkeeper"); Ronnie Moore, P.E. of Carlson, Brigrance & Doering, Inc. ("CBD" and/or "Engineers"); Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel"); Grant Robinson of Caliterra ("Developer"); Cody Abshire of Si Environmental, LLC ("Si"); Zach Petrov of Johnson Petrov LLP ("Attorney" or "JP"); Mike Sweeney, Blade Runner Landscapes ("Blade Runner"); Bill Ball and Gray Lahrman, representatives of the City of Dripping Springs, Texas; and Sandy Graham, a resident of the District. Those in attendance by tele-conference were: Crystal Horn of McGrath & Co., ("Auditor"); Trevor Konopka of GMS Group, L.L.C. ("Financial Advisor"); and Delia Yanez, RTA of Assessments of the Southwest, Inc. ("ASW, Inc.").

The meeting was called to order at 8:30 a.m., and in accordance with the notice posted pursuant to law, the following business was transacted:

I. **Public Comment.**

Ms. Sandy Graham addressed the Board during the Landscaper's Report and suggested having goats to eradicate Johnson grass and provided some potential contractors.

II. **Approve regular meeting minutes of the July 9, 2026.**

The Board reviewed the minutes of the regular meeting held on July 9, 2026, a copy of which was previously distributed to the Board.

Upon motion by Director Foulds, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the meeting held on July 9, 2026, as presented.

III. **Bookkeeper's Report.**

Mr. Taack presented and reviewed the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "A".

The Board reviewed the following: 1) director and vendor payments; and 2) two (2) transfers.

The Board reviewed next reviewed the Financial Statements of the District.

Upon motion by Director Baker, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report, including authorization and payment of the director and vendor payments and two (2) transfers.

IV. **Developer's Report.**

Mr. Robinson stated there were no updates on Caliterra. He approached the Board regarding an electrical easement.

Upon motion by Director Studdard, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the Developer's Report and the electrical easement.

V. **Engineer's Report.**

Mr. Moore presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "B".

Mr. Moore presented and reviewed Payment Application No. 20 to DNT Construction, in the amount of \$1,949,324.43 for the Ranch at Caliterra Project. CBD recommended the Board approve Payment Application No. 20.

Upon motion by Director Baker, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report, including payment of Payment Application No. 20 to DNT Construction, in the amount of \$1,949,324.43 for the Ranch at Caliterra Project.

VI. **Operations Report.**

Mr. Abshire of Si Environmental, LLC presented and reviewed the Operations Report, a copy of which is attached hereto as Exhibit "C". There were no action items at this time.

VII. **New Business.**

a. Resolution Regarding District Characterization for the 2026 Tax Year for tax rate purposes. a copy of which is attached hereto as Exhibit "D". Mr. Petrov reviewed the differences between low tax rate, developing, and developed districts. He stated the District would be categorized as a "Developing District" due to reimbursements and ongoing construction of Carter Ranch property.

Upon motion by Director Studdard, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved the Resolution Regarding Tax Characterization for 2026.

b. Review and Approve Agreed Upon Procedures (AUP) on Unlimited Tax Road Bonds, Series 2026 and authorize reimbursement to Developer. Ms. Horn presented and reviewed the Agreed Upon Procedures (AUP) prepared by McGrath & Co., PLLC for the Costs Reimbursable to

CF CSLK Caliterra LLC from the Unlimited Tax Road Bonds, Series 2026, a copy of which is attached hereto as Exhibit "E". Ms. Horn also responded to questions from the Board.

Upon motion by Director Baker, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the AUP for the Costs Reimbursable to CF CSLK Caliterra LLC from the Unlimited Tax Road Bonds, Series 2026.

VIII. Financial Advisor's Report.

a. Discuss Proposed 2026 Tax Rate, Consider Financial Advisor's Recommendation, Authorize Publication of Effective Tax Rate Calculation and Establish Public Hearing Date.

Mr. Konopka reviewed his analysis and recommendation for the 2026 tax rate setting. A copy of the recommendation is attached hereto as Exhibit "F". The recommendation includes a levy of a tax rate totaling \$0.90 per \$100 assessed valuation for the year 2026, comprised of \$0.30 per \$100 assessed valuation tax rate for operation/maintenance purposes, a water, sewer, drainage debt service rate of \$0.44 per \$100 assessed valuation tax rate and \$0.16 per \$100 assessed valuation tax rate for road debt service, and a public hearing concerning the proposed 2026 tax rate set for Thursday, September 10, 2026 at 8:30 a.m. at the office of Carlson, Brigrance & Doering, Inc., 5701 West William Cannon, Austin, Texas 78749. Discussion ensued.

Upon motion by Director Foulds, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board: 1) proposed a tax rate of \$0.90 per \$100 assessed valuation for the year 2026, comprised of \$0.30 per \$100 assessed valuation tax rate for operation/maintenance purposes, a water, sewer, drainage debt service rate of \$0.44 per \$100 assessed valuation tax rate and \$0.16 per \$100 assessed valuation tax rate for road debt service, and a public hearing concerning the proposed 2026 tax rate set for Thursday, September 10, 2026 at 8:30 a.m. at the office of Carlson, Brigrance & Doering, Inc., 5701 West William Cannon, Austin, Texas 78749; and 3) authorized ASW to publish notice of the tax rate hearing.

IX. Landscaper's Report.

a. Mr. Sweeney presented the Landscaper's Report and updated the Board of the status and condition of the landscaping, drainage facilities, spray fields and common areas, copies of which are attached hereto as Exhibit "G" reporting that turf fertilizer treatment to Entry Way Turf Application has been completed.

b. Proposal on additional scope of work.

Mr. Sweeney presented and reviewed a proposal with two (2) options for weed maintenance on the Walking Trails. Mr. Sweeney then presented a proposal for repair to the Walk Trails using crushed granite throughout Caliterra to elevate the washouts. The areas were color-coded to distinguish severity.

Additionally, Mr. Sweeney discussed with the Board Trails Maintenance Program Proposal.

Upon motion by Director Foulds, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved 1) Option 2 of Item 2 for the Weed Maintenance on the Walking Trails for the organic spot treatment (suppress) in the amount of \$1,975; and 2) Item 3 – Repair Walking Trails in the Red/Severe in the amount of \$8,000, Blue/Moderate in

the amount of \$10,000 and Green/Engineered Areas in the amount of \$11,635; and Item 6 to add Trails Maintenance Program Proposal.

X. Attorney's Report.

a. Receive update from Legal Counsel concerning District operations, agreements and finances and take any action as necessary.

b. Discuss transfer of property from HOA to the District. No update at this time.

c. Agreements between the District and the City of Dripping Springs (the "City") regarding wastewater service and authorize any necessary action regarding wastewater service.

Representatives of the City of Dripping Springs, Texas approached the Board regarding a 30-ft. easement for wastewater transmission to re-route the lift station due to enlarging the lift station and force main on RR12.

Upon motion by Director Baker, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the 30-ft. easement for wastewater transmission contingent on pump and haul for Carter not being contested by the City of Dripping Springs and the City's wastewater treatment plant expansion project starting by January 1, 2027.

d. Accept conveyance of property from Developer for maintenance of the District, including property in Sections 1&2.

No update at this time.

e. Discussion and possible action regarding Dripping Springs Southwest Connection Right-of-Entry License Agreement requested by Hays County.

f. Purchase/Conveyance of Facilities Agreement and Receipt of Reimbursement. Mr. Petrov presented a conveyance of Facilities and Acknowledgement of Reimbursement to the Developer for review and execution, a copy of which is attached hereto as Exhibit "I."

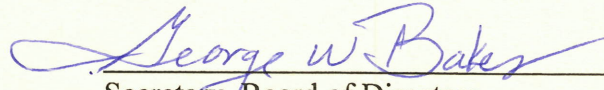
Upon motion by Director Studdard, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the Purchase/Conveyance of Facilities Agreement and Receipt of Reimbursement.

XI. Adjournment.

With no further business coming before the Board, the President declared the meeting adjourned.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

PASSED and **APPROVED** this 10th day of September, 2026.


Secretary, Board of Directors

EXHIBITS:

- A - Bookkeeper's Report
- B - Engineer's Report
- C - Operator's Report
- D - Resolution Regarding District Characterization for the 2026 Tax Year
- E - Agreed Upon Procedures (AUP)
- F - Tax Rate Recommendation
- G - Landscaper's Report
- H - Right of Entry License Agreement
- I - Purchase/Conveyance of Facilities Agreement and Receipt of Reimbursement

